

4/28/2022



City of Westfield
Community Development
2728 East 171st Street
Westfield, IN 46074

RE: 18100 Grassy Branch Rd, Andover PUD Zoning Change

Dear Community Development Department,

Thank you for taking the time to review this application related to our Detailed Development Plan Approval. As a developer for the daycare operator Guidepost Montessori, we believe this site is a great use for daycare and believe our plan works well within the site. The site itself is already zoned for daycare, but the original PUD had a restriction on the size of the daycare on the site at 8,000 SF. Our typical daycare building is ~11,000 SF, and we'd like to request that the size restriction be amended to 11,000 SF.

The site under contract is currently vacant land. The building would be residential in finishes (masonry and siding), height (one story), and lot coverage (~11,000 SF vs a site area of ~89,000 SF). While there would be traffic with the parents picking up and dropping off, this traffic would be occurring during rush hour time periods in the morning and afternoon and would not interfere with the daytime or evening hours. Furthermore, the location would be closed on the weekends, except for an occasional special event, again further lessening the impact on the surrounding neighbors. Therefore, I would ask that the Plan Commission consider approving the adjustment in the size, as we don't believe it will have a meaningful difference to the impact of the surrounding neighbors and streets in comparison with what is already approved.

While there would be traffic with the parents picking up and dropping off, Grassy Branch Road is sized sufficiently to handle this traffic. With 37 parking spaces on site, this is more than enough to handle the pick-up and drop off periods, which are typically from 7-9 am in the morning and from 3-6 in the evening.

Some useful statistics and metrics about the proposed development are as follows:

Site Size – 53,870 SF

Building Size – ~11,000 SF

Daycare Operator – Guidepost Montessori

Parking Spaces – 37

Number of Employees – 27 at steady state* (only 16 on site at one time)

Number of Students – 138

Kids per class – 10-20 depending on age (10 per toddler, and 20 per 3-6 child)

Hours of Operation – 7am-6pm, Monday-Friday

% of students that are half-day vs. full-day – 100% full time

I look forward to having a conversation about the development in the near future and addressing any concerns the Commission may have about the project at that time.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Horney", with a stylized flourish at the end.

Chris Horney
Murphy Real Estate Services
Managing Director